



CITY OF MADISON  
ZONING BOARD OF APPEALS  
VARIANCE APPLICATION

\$300 Filing Fee

Ensure all information is typed or legibly printed using blue or black ink.

Address of Subject Property: 42 Corry St Madison, WI 53704

Name of Owner: Chris Wolfe & Mandy Varda

Address of Owner (if different than above): \_\_\_\_\_

Daytime Phone: 609-240-8828 Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant (Owner's Representative): Chris Wolfe

Address of Applicant: \_\_\_\_\_  
Same as above

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Description of Requested Variance: we are requesting a front yard set back variance. Our <sup>porch</sup> home currently projects 5'8" in to the blocks average setback (17.3). If granted the variance we would enclose 1/3 of the front porch to create a vestibule/ Mudroom. The vestibule would be heated and insulated. The current front door would be moved to the north side of the vestibule. Another door would lead into the house. A bank of 3 windows would replace the current door and a single window. The brick pillars, wood columns and roof would remain.

(See reverse side for more instructions)

FOR OFFICE USE ONLY	
Amount Paid: <u>\$300</u>	Hearing Date: <u>5-11-17</u>
Receipt: <u>29164-0005</u>	Published Date: <u>5-4-17</u>
Filing Date: <u>4/19/17</u>	Appeal Number: <u>LNDVAR-2017-00006</u>
Received By: <u>JUC</u>	GQ: _____
Parcel Number: <u>0710-061-3217-1</u>	Code Section(s): <u>28.045 (2)</u>
Zoning District: <u>TR-C4</u>	_____
Alder District: <u>6-Margiea Runnel</u>	_____

## Variance Standards Addressed

1. There are conditions unique to the property of the applicant that do not apply generally to other properties in the district

*A combination of factors make this house fairly unique. The house was built in 1927 closer to sidewalk than the others on our side of the street and the porch was never enclosed when it was permitted to do so, unlike most of the other houses in the area. In addition the front door opens directly into the middle of the living room forcing guest to track mud and dirt into the house.*

2. The variance is not contrary to the spirit, purpose, and intent of the regulations in the zoning district and is not contrary to the public interest.

*The requested variance is not counter to the regulations intent of creating a common neighborhood appearance as the appearance of the house will barely change and all the houses on the block except for one have enclosed porches/ vestibules.*

3. Compliance with strict letter of the ordinance would unreasonably prevent use of the property for a permitted purpose or would render compliance with the ordinance unnecessarily burdensome.

*Strict compliance with the ordinance would unreasonably prevent us from improving the functionality of our home. As mentioned above the front door opens directly into middle of living room. When guest come they are forced to track snow, mud, water into living room. As a family we currently use side door and take off our boots on basement stairs. The stairs are narrow and only one person can take boots off at a time. This is especially difficult when our two kids bring friends over. The stairs are also very crowded with little room to store shoes and coats. The front porch is the only space where we can create a vestibule/mudroom.*

4. The alleged difficulty or hardship is created by the terms of the ordinance rather than by a person who has present interest in the property.

*The house was built in 1927 before the current regulations regarding enclosing porches. We bought it in 2002. Changing the regulation is what prevents us from fixing difficulty.*

5. The proposed variance shall not create substantial detriment to adjacent property.

*The variance will not affect the adjacent properties in any way.*

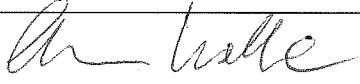
6. The proposed variance shall be compatible with the character of the immediate neighborhood.

*As mentioned above, all of the houses in the immediate neighborhood that have porches, all but one are enclosed, including many that are closer to the sidewalk than ours. The changes to the appearance of the house will be minimal.*

## Application Requirements

**Please provide the following Information** (Please note any boxes left unchecked below could result in a processing delay or the Board's denial of your application):

<input checked="" type="checkbox"/>	<b>Pre-application meeting with staff:</b> Prior to submittal of this application, the applicant is strongly encouraged to discuss the proposed project and submittal material with Zoning staff. <b>Incomplete applications could result in referral or denial by the Zoning Board of Appeals.</b>
<input checked="" type="checkbox"/>	<b>Site plan</b> , drawn to scale. A registered survey is recommended, but not required. Show the following on the site plan (Maximum size for all drawings is 11" x 17"): <ul style="list-style-type: none"> <li><input type="checkbox"/> Lot lines</li> <li><input type="checkbox"/> Existing and proposed structures, with dimensions and setback distances to all property lines</li> <li><input type="checkbox"/> Approximate location of structures on neighboring properties adjacent to variance</li> <li><input type="checkbox"/> Major landscape elements, fencing, retaining walls or other relevant site features</li> <li><input type="checkbox"/> Scale (1" = 20' or 1' = 30' preferred)</li> <li><input type="checkbox"/> North arrow</li> </ul>
<input checked="" type="checkbox"/>	<b>Elevations</b> from all relevant directions showing existing and proposed views, with notation showing the existing structure and proposed addition(s). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Interior floor plan of existing and proposed structure</b> , when relevant to the variance request and required by Zoning Staff (Most additions and expansions will require floor plans). (Maximum size for all drawings is 11" x 17")
<input checked="" type="checkbox"/>	<b>Front yard variance requests only.</b> Show the building location (front setback) of adjacent properties on each side of the subject property to determine front setback average.
<input type="checkbox"/>	<b>Lakefront setback variance requests only.</b> Provide a survey prepared by a registered land surveyor showing existing setbacks of buildings on adjacent lots, per MGO 28.138.
<input type="checkbox"/>	<b>Variance requests specifically involving slope, grade, or trees.</b> Approximate location and amount of slope, direction of drainage, location, species and size of trees.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I acknowledge any statements implied as fact require supporting evidence.
<input checked="" type="checkbox"/>	<b>CHECK HERE.</b> I have been given a copy of and have reviewed the standards that the Zoning Board of Appeals will use when reviewing applications for variances.

**Owner's Signature:**  **Date:** 9/19/17

------(Do not write below this line/For Office Use Only)-----

<b><u>DECISION</u></b>
The Board, in accordance with its findings of fact, hereby determines that the requested variance for _____ <b>(is) (is not)</b> in compliance with all of the standards for a variance. Further findings of fact are stated in the minutes of this public hearing.
<b>The Zoning Board of Appeals:</b> <input type="checkbox"/> <b>Approved</b> <input type="checkbox"/> <b>Denied</b> <input type="checkbox"/> <b>Conditionally Approved</b>
<b>Zoning Board of Appeals Chair:</b>
<b>Date:</b>